

BOARD OF DESIGN REVIEW MINUTES

July 17, 2003

CALL TO ORDER: Vice-Chairman Hal Beighley called the meeting to order at 6:30 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive.

ROLL CALL: Present were Board Members Cecilia Antonio, Hal Beighley, Ronald Nardoza, Jennifer Shipley, Stewart Straus, and Jessica Weathers. Chairman Mimi Doukas was excused.

Senior Planner John Osterberg, Associate Planner Liz Shotwell and Recording Secretary Sandra Pearson represented staff.

VISITORS:

Vice-Chairman Beighley read the format for the meeting and asked if any member of the audience wished to address the Board on any non-agenda item. There was no response.

STAFF COMMUNICATIONS:

Staff indicated that there were no communications at this time.

NEW BUSINESS:

PUBLIC HEARING:

Vice-Chairman Beighley opened the Public Hearing and read the format of the hearing. There were no disqualifications of Board Members. No one in the audience challenged the right of any Board Member to hear any agenda items or participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda.

A. DR 2003-0049/ADJ 2003-0007 – RUDNICK LAW OFFICE BUILDING DESIGN REVIEW AND MAJOR ADJUSTMENT

The applicant requests Major Adjustment and Design Review 3 approval for the construction of an approximately 2,000 square foot law office building with associated parking and landscaping improvements. The Major Adjustment application requests modification of the provisions of Development Code Section 20.20.60.E.1.F, which requires that the development provide outdoor common

area equal to at least ten percent of the site area. The applicant requests to modify the standard and proposes to provide approximately 300 square feet of outdoor common area rather than the required 550 square feet. The applicant requests a reduction of approximately 45.5% to the numerical standards for outdoor common area. The subject site is located at 4975 SW Watson Avenue and is more specifically described as Tax Lot 9800 on Washington County Assessor's Map 1S1-16AD. The site is within the Regional Center-Old Town (RC-OT) zoning district and the Central Beaverton Neighborhood Association Committee boundaries and is approximately 5,500 square feet in size.

Observing that he is the applicant with regard to this proposal, Mr. Straus recused himself from participating in this decision and left the dais.

Associate Planner Liz Shotwell presented the Staff Reports, briefly described the two applications associated with this proposal, and submitted the materials board. Concluding, she recommended approval of both applications, subject to certain Conditions of Approval, and offered to respond to questions.

APPLICANT:

Expressing his opinion that staff had adequately described the proposal, **STEWART STRAUS** briefly described the materials and residential features associated with this facility. Concluding, he requested approval and offered to respond to questions.

Ms. Shipley requested clarification with regard to the applicant's choice of the Magnolia Grandflora.

Mr. Straus explained that the client had preferred that there be no deciduous trees on the site, adding that they did not want to deal with cleaning up the leaves associated with these trees, and pointed out that there are not that many evergreens that are similar to deciduous trees.

Ms. Shipley advised Mr. Straus that these trees can grow rather large in size and also drop their leathery leaves.

Mr. Straus questioned whether Ms. Shipley has any alternative suggestions that would be more appropriate than the Magnolia Grandflora.

Ms. Shipley mentioned that some varieties of Magnolia are smaller in size.

Vice-Chairman Beighley explained that while the Magnolia grows very slowly, and is not entirely maintenance free, these trees should not cause an issue. He requested clarification with regard to whether the three varieties of bamboo would be contained.

Mr. Straus advised Vice-Chairman Beighley that root barrier would be installed around the bamboo, adding that while his client wanted to create a screen around the facility, they do not care for Arborvitae or Cedar and prefer the bamboo.

Ms. Shipley expressed her opinion that the Oregon Grape may be too tall where the driveway comes in, emphasizing that it would have to be kept down low enough to provide for sight distance.

PUBLIC TESTIMONY:

No member of the public testified with regard to this proposal.

The public portion of the Public Hearing was closed.

Ms. Antonio expressed her approval of the proposal.

Vice-Chairman Beighley stated that he is in support of the project.

Mr. Nardoza noted that he is impressed with the applicant's proposal.

Ms. Shipley observed that she likes the proposal, including the bamboo.

Ms. Weathers pointed out that she likes the bamboo a lot, expressing her opinion that the design provides an interesting approach.

Ms. Antonio **MOVED** and Ms. Shipley **SECONDED** a motion to **APPROVE** ADJ 2003-0007 – Rudnick Law Office Building Common Area Reduction – Major Adjustment, based upon the testimony, reports and exhibits presented during the public hearings on the matter and upon the background facts, findings and conclusions found in the Staff Report dated July 10, 2003, including Conditions of Approval Nos. 1 through 4.

Motion for approval **CARRIED**, by the following vote:

AYES:	Antonio, Shipley, Nardoza, Weathers, and Beighley.
NAYS:	None.
ABSTAIN:	Straus.
ABSENT:	None.

Ms. Antonio **MOVED** and Mr. Nardoza **SECONDED** a motion to **APPROVE** DR 2003-0049 – Rudnick Law Office Building Type 3 Design Review, based upon the testimony, reports and exhibits presented during the public hearings on the matter and upon the background facts, findings and conclusions found in the Staff Report dated July 10, 2003, including Conditions of Approval Nos. 1 through 23.

Senior Planner John Osterberg requested clarification of any considerations of the Conditions of Approval with regard to alternative landscaping.

Vice-Chairman Beighley expressed his opinion that the applicant would be responsive to the suggestions that had been, adding that the intent of the Board to provide for some flexibility.

Motion for approval **CARRIED**, by the following vote:

AYES:	Antonio, Nardozza, Shipley, Weathers, and Beighley.
NAYS:	None.
ABSTAIN:	Straus.
ABSENT:	None.

6:53 p.m. – Mr. Straus returned to the dais.

APPROVAL OF MINUTES:

The minutes of June 12, 2003, as written, were submitted. Vice-Chairman Beighley asked if there were any changes or corrections. Mr. Straus **MOVED** and Ms. Antonio **SECONDED** a motion that the minutes be adopted as written and submitted.

The question was called and the motion **CARRIED** unanimously, with the exception of Mr. Beighley, Mr. Nardozza, and Ms. Weathers, who abstained from voting on this issue.

MISCELLANEOUS BUSINESS:

The meeting adjourned at 6:54 p.m.